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Grubb & Ellis|Coldstream sells all 16 units at Great Bay Commons

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Grubb & Ellis|Coldstream Real Estate Advisors, Inc. has sold out all 16 units at 101 and 121 Shattuck Way at Great Bay Commons. Great Bay Commons is a two-building, 32,000 s/f Class A office condominium park located close to all amenities and to Rtes. 95 and 16.

The last two units, totaling 4,182 s/f, were sold finished for \$789,400 to Surakesh, LLC of Rochester which has leased the space to HCA Health Services of New Hampshire, Inc.

Peter Russell of ERA The Masiello Group's Portsmouth office represented the buyer.

G&E|Coldstream's David Choate represented the seller, Shattuck Way Associates, LLC, and assisted the buyers in each transaction.

According to the Rockingham County Registry of Deeds, the combined selling price of the 16 units was \$4,331,492, which represents "the shells" only. Buyers then contracted for custom fit-up at additional cost.

Great Bay Commons was developed by Astoria Properties, LLC and was designed and constructed by Opechee Construction.

The project sold out in about 15 months and, according to Astoria's Greg Kirsch, its success was a combination of a quality product in a superior location, competitive pricing, and "a lot of hard work by our broker, David Choate, and the entire team at Grubb & Ellis|Coldstream".

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